



Retail

Sheridan Oaks Plaza

For More Information

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FOR LEASE

2500 - 2560 N State Road 7 | Hollywood, FL 33201

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

Sheridan Oaks Plaza

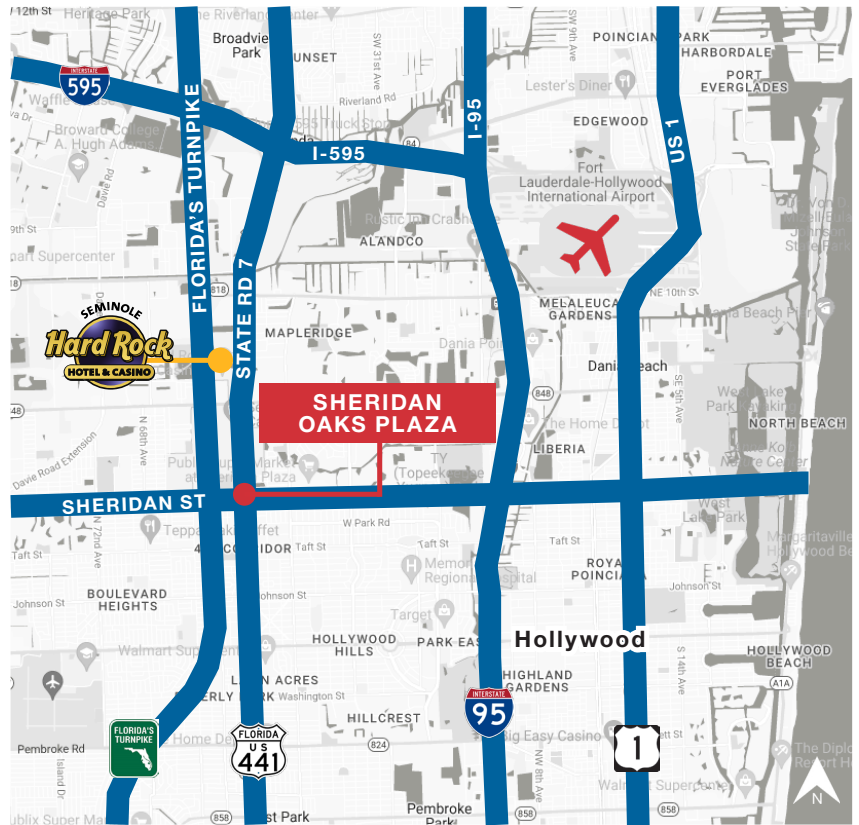
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Property Features

- 48,000-SF shopping center
- Ideally suited for retail, medical and office use
- Ample parking, 5 per 1,000 SF

Location Features

- Two (2) miles south of Hard Rock Hotel & Casino
- Easy access to Florida's Turnpike, I-595, and State Road 7
- Traffic count: 81,000 cars per day combined (Sheridan Street and State Road 7)




Demographic Summary




RADIUS

	1 Mile	3 Miles	5 Miles
Population	19,150	157,415	423,624
Households	7,025	58,405	161,313
Average Household Income	\$96,430	\$94,828	\$86,459
Employees	8,610	70,770	200,213



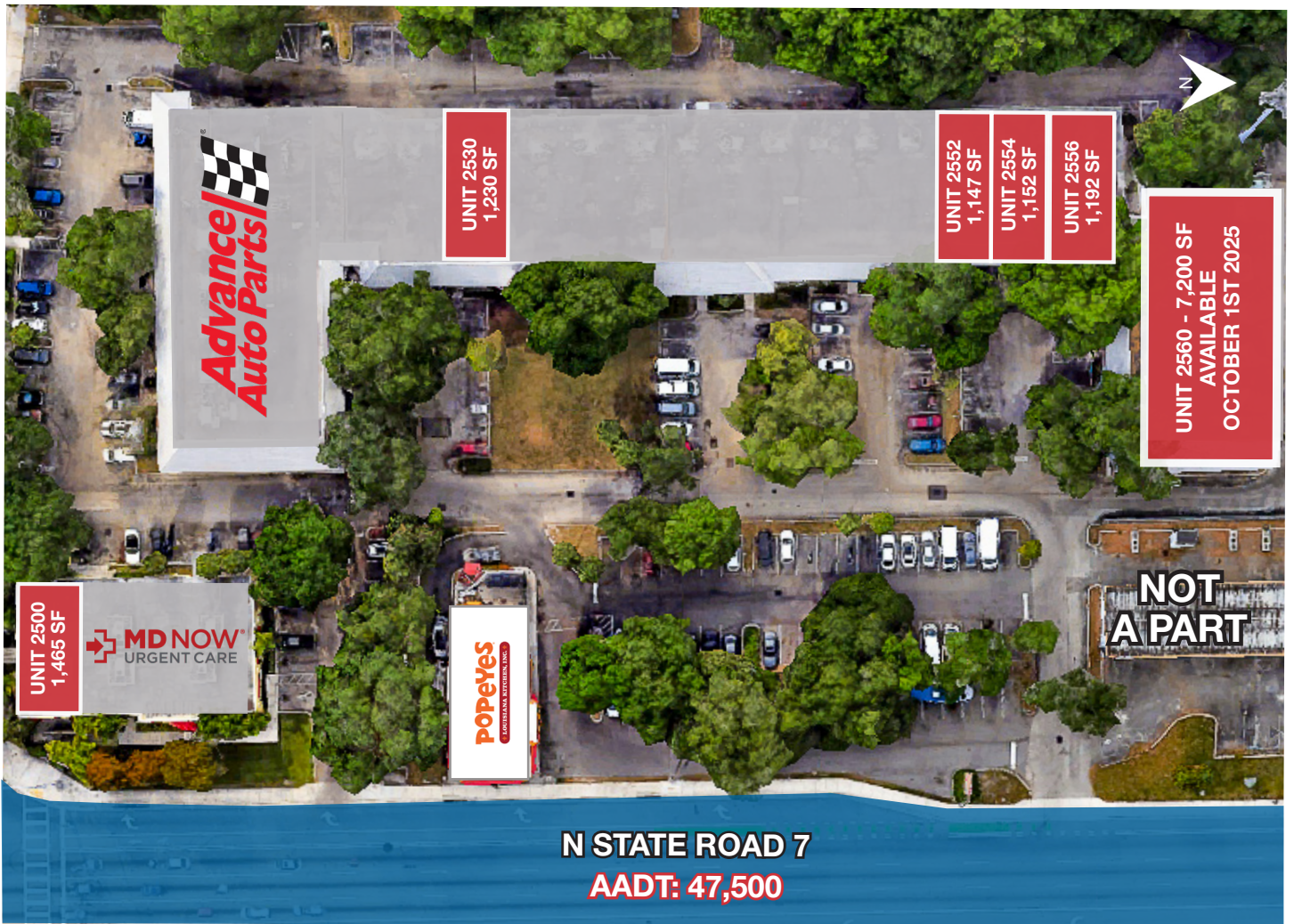
**HARD ROCK
HOTEL & CASINO**
± 2 Miles
7 Minutes



**FORT LAUDERDALE-
HOLLYWOOD INTERNATIONAL
AIRPORT**
± 9.2 Miles
20 Minutes

Site Plan

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Availability

Unit 2500	Outparcel	1,465 SF
Unit 2530	Inline	1,230 SF
Unit 2552*	Inline	1,147 SF
Unit 2554*	Inline	1,152 SF
Unit 2556*	Inline	1,192 SF
Unit 2560	Outparcel	7,200 SF Available October 1st, 2025

*Can be combined

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